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Doc# 1726841073 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/25/2017 02:43 PM PG: 1 OF 4

WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

FIRST AMERICAN TITLE
FILE # 2004203

THE GRANTOR, VIAMONTE INVESTMENTS GROUP, LLC, F/K/A VIAMONTE REALTY, LLC a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the state of Illinois, for and in consideration of Ten and 00/100 dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to BREE D. ALEXANDER, Married, of 6141 W. Montrose, Chap. 603 Illinois of the County of Cook, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, General taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s), Building lines and easements, if any, Restrictions and Any other Matters of Record.

Permanent Real Estate Index Number(s): 30-31-310-060-0000

Address(es) of Real Estate: 18428 School Street
Lansing, IL 60438

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Authorized Signatory, this:

13th day of September, 2017.

Viamonte Investments Group, LLC F/K/A Viamonte Realty, LLC

By: [Signature]
Its Manager, Oscar Perretta

REAL ESTATE TRANSFER TAX

20-Sep-2017

COUNTY: 49.25
ILLINOIS: 98.50
TOTAL: 147.75



30-31-310-060-0000

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First American
Title Insurance Company

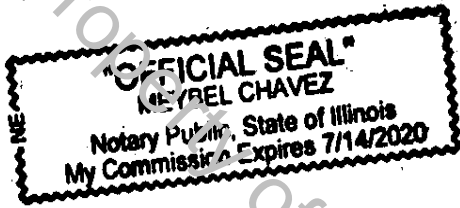
Warranty Deed - LLC

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Oscar Perretta is personally known to me to be the Manager of Viamonte Investments Group, LLC F/K/A Viamonte Realty, LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Signatory signed delivered the said instrument, pursuant to authority given by the Authorized Member(s) of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this this 13th day of September, 2017.



[Signature]

Notary Public

Prepared by:
Cristina Garcia
Attorney At Law
P.O. Box 5011
Lansing, IL 60438

Mail to:
~~Bree D. Alexander~~ *GRIFFIN + GALLAGHER LLC*
~~18428 School Street~~ *10001 S. Roberts Rd.*
~~Lansing, IL 60438~~ *Palos Hills, IL 60465*

Name and Address of Taxpayer:
Bree D. Alexander
18428 School Street
Lansing, IL 60438

Notary Public of Cook County Clerk's Office



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Exhibit "A" – Legal Description

LOT 21 (EXCEPT THE NORTH 35 FEET THEREOF) AND ALL OF LOT 22 IN THE SUBDIVISION OF (EXCEPT THE NORTH 396 FEET THEREOF) THE EAST 10 ACRES OF THAT PART LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF THE GRAND TRUNK RAILROAD COMPANY OF THE SOUTHWEST QUARTER (1/4) OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



Village of Lansing

UNOFFICIAL COPY

Patricia Eidlam
Mayor



Office of the Treasurer

Arlette Fryc
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Viamonte Investments Group, LLC**

PO Box 5140
Lansing, IL 60438

Telephone: **708-416-0793**

Attorney or Agent: **Cristina Garcia**

Telephone No.: **708-388-1400**

Property Address: **18428 School St**
Lansing, IL 60438

Property Index Number (PIN): **30-31-310-060-0000**

Water Account Number: **217 1410 00 04**

Date of Issuance: **September 13, 2017**

(State of Illinois)

(County of Cook)

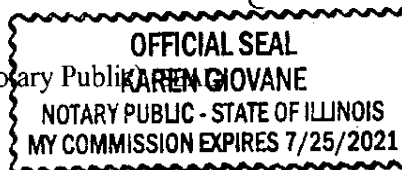
This instrument was acknowledged before
me on September 13, 2017 by

Karen Giovane

(Signature of Notary Public)

VILLAGE OF LANSING

By:
Village Treasurer or Designee



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.